

South Central Economic Development District, Inc.
5:30 PM, Thursday, March 22, 2018
Minden Opera House, 322 E 5th Street, Minden, Kearney County, NE
Meeting Agenda

Mission: The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth. Our vision is to be the resource businesses and communities rely on for advice and connections to programs designed to help businesses grow and insure community sustainability.

5:30 PM Board of Directors Meeting & Dinner:

- 1) Open Public Meeting Procedures
- 2) Call to Order/Roll Call
- 3) Introductions
- 4) Agenda Approval
- 5) Minutes of February 1, 2018 Meeting
- 6) Public Comment: *if commenting on an item not on the agenda, it will not be considered at this meeting*
 - a. Public Comment regarding SCEDD's Application for Rural Workforce Housing Fund
- 7) Public Hearing regarding SCEDD's Application for Nebraska Affordable Housing Trust Fund for Non-profit Operating Assistance
- 8) Financial Report:
 - a. Approval of Claims, January 16, 2018 through March 15, 2018
 - b. Financial Reports as of February 28, 2018
- 9) Information Items:
 - i. Project Status Report & Update on St. Paul Spec House
- 10) Action Items:
 - a. Approve Resolution SCEDD 2018-01: AUTHORIZATION TO SUBMIT APPLICATION AND ENTER INTO AGREEMENT FOR NEBRASKA AFFORDABLE HOUSING PROGRAM
 - b. Approve Resolution SCEDD 2018-02: AUTHORIZATION TO SUBMIT APPLICATION AND ENTER INTO AGREEMENT FOR 2017 NEBRASKA RURAL WORKFORCE HOUSING FUNDS
 - c. Approve HomeSCEDD Rural Workforce Housing Fund application
 - d. Approve HomeSCEDD Rural Workforce Housing Fund Investment Plan
 - e. Appoint HomeSCEDD Housing Loan Fund Committee Members
 - f. Authorize applications to Peter Kiewit Foundation & Sherwood Foundation (HomeSCEDD)
 - g. Consider CCC Construction House Auction
 - h. Set Membership Dues for 2019
- 11) Ratify contract(s):
 - a. Contract with City Clay Center of for Nuisance Abatement, 2018
 - b. Contract with Village of Chapman for Nuisance Abatement, 2018
 - c. Contract with City of Superior for Nuisance Abatement, 2018
 - d. Contract with Village of Elm Creek for Planning
 - e. Contract with City of Franklin for Planning
 - f. Contract with Village of Elba for Grant Administration, CDBG Public Works for Streets
 - g. Contract with City of St. Paul for Grant Administration, CDBG for Downtown Planning
 - h. Grant Agreement with Sherwood Foundation for Community Catalysts Scaling Part 2
- 12) Next Meeting: 5:30 PM business meeting & dinner, Thurs, May 31, 2018, Merrick County, NE
- 13) Adjourn

The South Central Economic Development District, Inc. reserves the right to go take agenda items out of order. This body may also go in to closed session if deemed necessary.

South Central Economic Development District
5:30 PM, Thursday, March 22, 2018
Minden Opera House, Minden, Kearney County, Nebraska
Meeting Minutes

Mission: *The South Central Economic Development District exists to develop and promote a positive economic climate, which supports regional growth.*

*Our **vision** is to be the resource businesses and communities rely on for advice and connections to programs designed to help businesses grow and insure community sustainability.*

The Board Meeting was called to order at 5:30 PM by Vice-President Mike Feeken.

Open Public Meeting Procedures: Vice-President Mike Feeken indicated that a copy of the open meetings law was in effect and a copy of the law was available in the meeting room.

Roll Call

Adams	Dale Curtis	Buffalo	Absent
Clay	Absent	Franklin	Raquel Felzien
Hall	Mary Berlie	Hamilton	Absent
Harlan	Absent	Howard	Mike Feeken
Kearney	Bob Swanson	Merrick	Absent
Nuckolls	Tim Zikmund	Phelps	Theresa Puls
Webster	Jay Hall	Private Business	Matt Blum
Stkhldr Org: CCC	Absent	Private Business	Jan Rodehorst
Construction:	Keith Dubas	Finance/Investment	Linda Glause

Introductions: SCEDD Executive Director, Sharon Hueftle; SCEDD Deputy Director, Levi Adam; Matt Cederburg, Minden City Administrator, Stan Rouse, Glenwood Telephone.

The **agenda** for this meeting and the **minutes** of the February 1, 2018 meeting were approved. Jan Rodehorst made the motion, second by Dale Curtis; unanimous approval.

Public Comment: No public comment.

Public Hearing regarding SCEDD's Application for Nebraska Affordable Housing Trust Fund for Non-Profit Operating Assistance: No public comment.

Matt Blum moved to **approve the claims** from January 16, 2018 through March 15, 2018, and **accept the February 28, 2018 financial reports for filing**. Second was provided by Dale Curtis; roll call vote provided unanimous approval.

Information Items:

The **project status report** was reviewed by Hueftle. Levi Adam provided an update on the BigHorn Spec House in St. Paul.

The South Central Economic Development District, Inc. reserves the right to go take agenda items out of order. This body may also go in to closed session if deemed necessary.

**South Central Economic Development District
5:30 PM, Thursday, February 1, 2018
Loup River Distilling, St. Paul, Howard County, Nebraska
Meeting Minutes**

Action Items:

Hueftle provided an overview of the housing items on the agenda. Jan Rodehorst moved to **approve the following Action Items:**

- a. **Approve Resolution SCEDD 2018-01: AUTHORIZATION TO SUBMIT APPLICATION AND ENTER INTO AGREEMENT FOR NEBRASKA AFFORDABLE HOUSING PROGRAM**
- b. **Approve Resolution SCEDD 2018-02: AUTHORIZATION TO SUBMIT APPLICATION AND ENTER INTO AGREEMENT FOR 2017 NEBRASKA RURAL WORKFORCE HOUSING FUNDS**
- c. **Approve HomeSCEDD Rural Workforce Housing Fund application**
- d. **Approve HomeSCEDD Rural Workforce Housing Fund Investment Plan**
- f. **Authorize applications to Peter Kiewit Foundation & Sherwood Foundation (HomeSCEDD)**

Raquel Felzien seconded the motion; roll call vote provided unanimous approval.

- e. Dale Curtis moved to **appoint Mary Berlie, Bobby Parks, Linda Glause, Keith Dubas and Matt Blum to the Housing Fund Loan Committee.** Tim Zikmund seconded the motion; roll call vote provided unanimous approval of those present. Raquel Felzien left the meeting prior to this agenda item.

Levi Adam presented information regarding the auction of the student built house held at Central Community College in Hastings. The Auction will be May 2, 2018.

- g. Dale Curtis moved to have **Adam proceed with additional research and authorize the Executive Committee to convene prior to the Auction to determine max bid amount for the home.** Matt Blum seconded the motion; roll call vote provided unanimous approval.
- h. Hueftle presented information regarding the 2019 Dues. Theresa Puls moved to **set the Membership Dues for 2019 at \$5000.** Jan Rodehorst seconded the motion; roll call vote provided unanimous approval.

Ratify Contract(s):

Bob Swanson moved to **ratify the following contract(s):**

- a. Contract with City Clay Center of for Nuisance Abatement, 2018
- b. Contract with Village of Chapman for Nuisance Abatement, 2018
- c. Contract with City of Superior for Nuisance Abatement, 2018
- d. Contract with Village of Elm Creek for Planning
- e. Contract with City of Franklin for Planning
- f. Contract with Village of Elba for Grant Administration, CDBG Public Works for Streets
- g. Contract with City of St. Paul for Grant Administration, CDBG for Downtown Planning
- h. Grant Agreement with Sherwood Foundation for Community Catalysts Scaling Part 2

Tim Zikmund seconded the motion; roll call vote provided unanimous approval.

**South Central Economic Development District
5:30 PM, Thursday, February 1, 2018
Loup River Distilling, St. Paul, Howard County, Nebraska
Meeting Minutes**

Next Meeting: 5:30 pm business meeting & dinner, Thursday, May 31, 2018, Merrick County, Nebraska.

Meeting **adjourned** at 6:45 PM

Respectfully Submitted,

Matthew Blum, Secretary